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Zoning Board of Appeals

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NOTICE OF PUBLIC HEARING

Notice is hereby given that the Zoning Board of Appeals of the City of Troy, New York will conduct a **REGULAR PUBLIC HEARING** starting at 6:00 P.M. on **Thursday, August 24, 2006** in the second floor council chambers of TROY CITY HALL to act upon the following requests for approvals and appeals from decisions made by the Bureau of Code Enforcement of said City of Troy, VIZ

MAJOR AREA VARIANCE

ZB2006-022 Major Area Variance to allow a rear setback deficiency related to a proposal to construct a garage and office at 519 Fifth Ave, at 114th, a B-2 Zone District. Applicant is Michael Zehner 309 New York Avenue, Cohoes, NY 12047. **APPROVED**

ZB2006-034 Major Area Variance to allow parking deficiency related to a proposal to open a retail store at 605 Fourth Street, at Tyler, an R-4 Zone District. Applicant is Rajeh Hashem, 273 Fourth St. Troy, NY 12180. **DENIED**

ZB2006-042 Major Area Variance to allow parking deficiency related to a proposal to construct two single family homes at 133 and 139 11th Street, at Hutton, an R-3 Zone District. Applicant is Habitat for Humanity, 82 Third St. Troy, NY 12180. **APPROVED**

ZB2006-045 Major Area Variance to allow excessive signage in the form of a perimeter canopy sign at 342 Fifth Avenue at 108th, a B-2 Zone District. Applicant is Hikmatullah Siraj 9 Heath Ct. Schenectady, NY 12309. **APPROVED**

CHANGE OF NONCONFORMING USE

ZB2006-040 Expansion (modification) of a non conforming use to allow field lights to be installed at an existing little league baseball field at Spring Avenue, an R-2 Zone District. Applicant is Spring Youth Baseball, PO Box 921, Troy, NY 12181. **APPROVED**

USE VARIANCE

ZB2006-041 Use Variance and Major Area Variance to allow two side by side attached single family homes with parking deficiency at 135-137 11th Street, at Hutton, an R-3 Zone District. Applicant is Habitat for Humanity, 82 Third St. Troy, NY 12180. **DENIED**

Additional information regarding the above listed actions is available in the Department of Planning and Community Development located on the Third Floor of Troy City Hall, One Monument Square, Troy, New York 12180. Telephone: 270-4557. Office Hours are from 8:30 A.M. to 4:30 P.M. weekdays. Any persons having any interest in the above listed matters will be heard at said time and place.

As required by Americans with Disabilities Act, auxiliary aids and services are available upon request. Please give one-week advance notice for services needed.

City of Troy Zoning Board of Appeals
Jay Vandenburg, Chairperson